

An aerial photograph of a city, likely Bradenton, Florida, showing a mix of residential, commercial, and industrial areas. A specific area in the lower right quadrant is highlighted with a red and orange overlay, indicating a development site. The city is situated near a large body of water, possibly a bay or river.

CITY OF BRADENTON

REQUEST FOR PROPOSAL

REVITALIZATION PLAN GOALS

- Enhance Neighborhood Artistic Character
- Pedestrian Friendly Spaces
- Mixed Used/ Mixed Income Developments
- Live-work Units/ Studio Spaces
- Commercial/Business Incubator Space
- Workforce/Attainable Housing
- Attract Millennials and young families





TRANSFORMATIVE DEVELOPMENTS

"Creating amenities for people who are already here"

- ✓ Pre-emptive community engagement
- ✓ Subsidies and investment in attainable housing
- ✓ Focus on keeping the communities benefiting from these public investments from being displaced.



Site #1 Development plan

- 60 Residential Units
- 7,400 SF Of Commercial Space,
- Clubhouse With Amenities
- Large Community Pedestrian Park Large
- Art Plaza fronting 14th street West where locals can host art fairs, small performances and other community events.

Capturing The Essence Of The Village Of The Arts:

- **First Floor Fronting 13th Street:**
 - Commercial spaces as potential incubator spaces for restaurants, micro-businesses, local artists, art galleries and small businesses.
- **Second Floor Fronting 13th Street:**
 - Artists Lofts
 - Incentives to include free rent for a one (1) year period will be available for qualified local businesses.

BUILDING DATA

A MIXED USE

HT. - 2 STORY

1ST FLR

RES. - 6 UNITS

COMM. - 7,400 SQ.FT. approx.

2nd FLR

RES. - 14 UNITS

B RESIDENTIAL

HT. - 3 STORY, 40 UNITS

PARKING - 141 SPACES

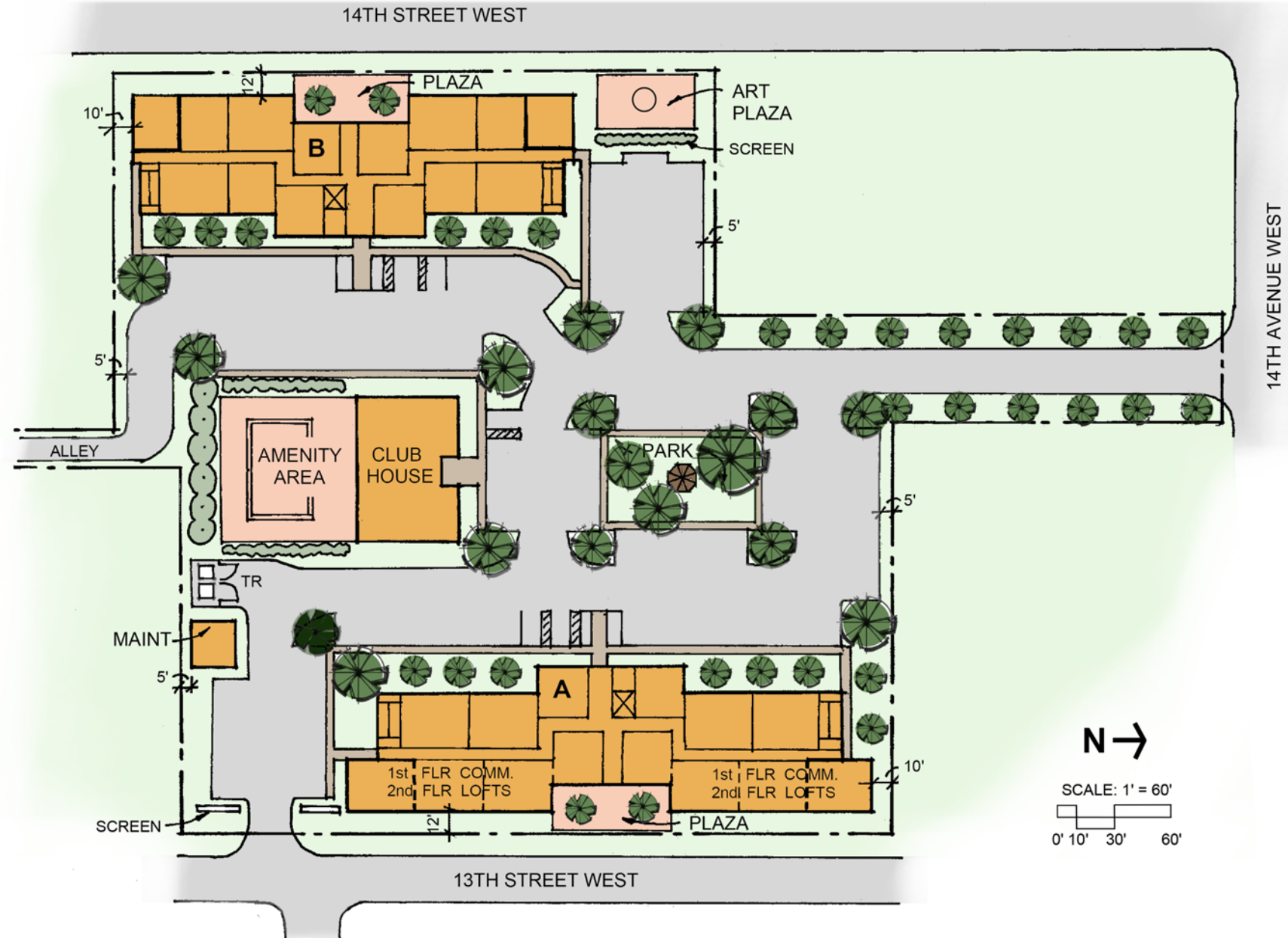
SITE PLAN

VILLAGE LOFTS

BRADENTON, FLORIDA

7-25-19

FUGLEBERG KOCH, LLC ARCHITECTS



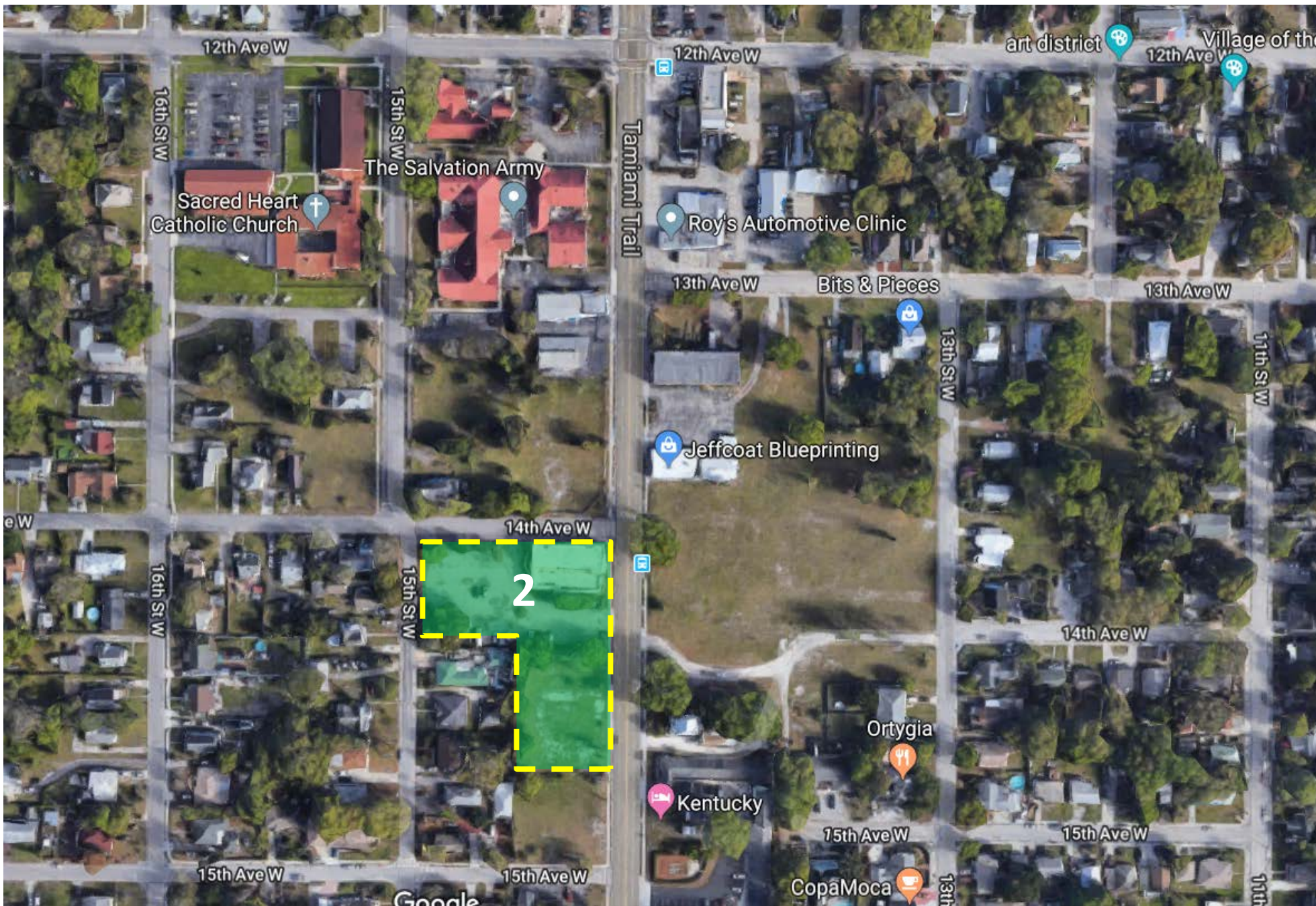
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SCALE: 1" = 60'

0' 10' 30' 60'



SITE





HTG

Site #2 Development plan

- 40 Units
- Large Plaza
- Pedestrian Park For The Community
- Plaza/Green Space To Create And Emphasize A Sense Of Place in each of the Residential Buildings

BUILDING DATA

A RESIDENTIAL
HT. - 3 STORY
UNITS

1 BED - 28
2 BED - 12
TOTAL - 40 UNITS

PARKING - 50 SPACES

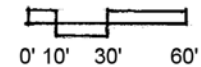


SITE PLAN
VILLAGE LOFTS
BRADENTON, FLORIDA
7-25-19

FUGLEBERG KOCH, LLC ARCHITECTS

N →

SCALE: 1" = 60'



HTG DEVELOPMENT TEAM

Architects:



TAYLOR STUDIOS, INC.
architecture ■ arts ■ interiors ■ sustainability

General Contractor:



Civil Engineer:



Financial Partners:



HIG Proposal: SAIL execution

**SAIL Financing of Affordable Multifamily Housing Developments to be Used in
Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits**

\$7MM+ Available in Interest Only Soft Money

Low Interest Rates on Construction/Perm Loans

TENTATIVE APPLICATION DEADLINE: End of October

NEW DRAFT AVAILABLE: SEPTEMBER 19, 2019

FHFC WORKSHOP: OCTOBER 8, 2019

Expected Due End of October (Was Due October 10)





Funded SAIL DEALS

- ✓ **2018 Submitted 4 and Won 2 (1 Of 2 In Medium)**
- ✓ **2017 Submitted 4 and Won 2 (1 Of 1 In Medium)**
- ✓ **2016 Submitted 7 and Won 2 (2 Of 3 In Medium Won)**
- ✓ **2015 Submitted 5 and Won 4 (2 Of 2 In Medium Won)**



9% Housing Credit for Medium and Small Counties meeting the revitalization preference.

\$17 MM In State Equity Available

TENTATIVE APPLICATION DEADLINE November 5, 2019



Income Averaging

AMI LEVEL	INCOME LIMIT
30%	\$14,910
60%,	\$29,820
70%	\$34,790
80%	\$39,760

**Benefits a Variety of Residents Including:
Millennials, Teachers, Police Officers, Local
Artists, Nurses And Other Hospital Staff.**

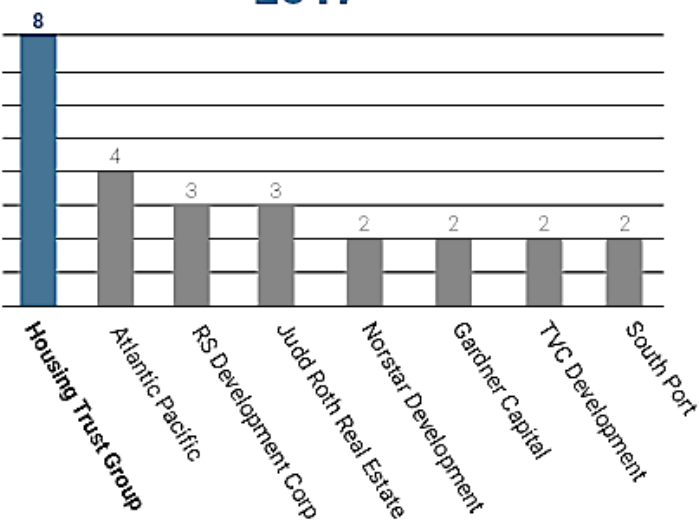
2017

HOUSING TRUST GROUP AWARDED APPLICATIONS

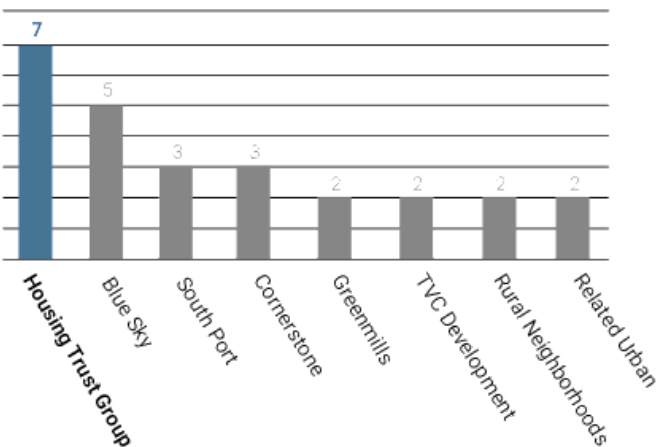
Development Name	City	County	Financing	Total Units
Village View	Ft. Lauderdale	Broward	9% Tax Credits	96
Oaks at Lakeside	Bradenton	Manatee	9% Tax Credits	96
Osprey Pointe	Dade City	Pasco	4% Tax Credits, SAIL, ELI MMRB Bonds	110
The Palms at Town Center	Palm Coast	Flagler	4% Tax Credits, Workforce, SAIL	88
The Addison	Bradenton	Manatee	9% Tax Credits, SAIL	100
Luna Trails	Titusville	Brevard	9% Tax Credits	86
Paradise Lakes Apts	Kendall	Miami-Dade	9% Tax Credits	76
Twin Lakes Estates, Phase II	Lakeland	Polk	4% Tax Credits, SAIL, ELI MMRB Bonds	132
Fiori Village	Hollywood	Broward	9% Tax Credits	96
Flagler Station	West Palm Beach	Palm Beach	9% Tax Credits	94
Oak Valley	Ocala	Marion	9 % Tax Credits	96
Lafayette Park	Tallahassee	Leon	9% Tax Credits	96
Heron Estate Family	Riviera Beach	Palm Beach	4% Tax Credits, SAIL & ELI Bonds	79
Valencia Grove II	Eutis	Lake	4% Tax Credits, SAIL & ELI Bonds	110
Father Marquess-Barry Apt	Miami	Miami-Dade	9% Tax Credits, SAIL	60

2018

2017



2018



HTG EXPERIENCE IN BRADENTON & MANATEE COUNTY



The Addison

702 6th Avenue E
Bradenton, FL 34208

Project Size: 90 Units

Project Completion Date: August 2019

Type of Development: Mid Rise (Family)

Funding Sources:

Revitalization Application

1. 9% Tax Credits
2. SAIL

Income Averaged Deal

- 13 Market Rate Units
- 14 Units @ 30% AMI
- 21 Units @ 60% AMI
- 42 Units @ 70%AMI





EXPERIENCE



Courtside Apartments

1600 NW 3rd Avenue
Miami, FL 33136

Project Size: 84 Units

Project Completion Date: November 2016

Type of Development: Mid Rise 6 Story (Family)
Development





Douglas Gardens V

**709 SW 88 Avenue
Pembroke Pines, FL 33025**

Project Size: 110 Units

Project Completion Date: March 2019

Income Levels Served:

99 units at 60% AMI & 11 units at 33% AMI

Type of Development:

Mid-Rise 4 Story (Senior)



Princeton Park

13105 SW 248th Street,
Princeton, FL 33032

Income Levels Served:
135 units at 60% AMI
15 units at 33% AMI

Type of Development: Garden Style (Family)

Project Size: 150 Units
Project Completed: October 2018





Valencia Grove

**551 Huffstetler Dr.
Eustis, FL 32726**

**Project Size: 144 Units
Project Completed: January 2017**

Type of Development: Garden Style (Family)





Park At Wellington

4311 Jordana Way
Holiday, FL 34691

Project Size: 110 Units
Project Completed: August 2017

Funding Sources:

1. 9% Tax Credits

Type of Development: Garden Style (Family)





Village Place

720 NE 4th Avenue
Fort Lauderdale, FL 33304

Project Size: 112 Units

Project Completed: November 2014

Funding Sources:

1. 9% Tax Credits

Type of Development: Mid Rise 6 Story (Elderly)



HTG



bradenton
The Friendly City

National Award Winning Developer

Excellent Partner: Communication & Financial

Creative Funding Executions

Workforce Housing Expert

